

**City of Greensboro Planning Department
Zoning Staff Report
February 14, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: C
Location: The south side of Suttonwood Drive north of Scotland Road and west of Rockingham Road North.

Applicant: Greensboro Planning Department
Owner: Sutton Oaks, LLC

From: County CU-RS-20
To: City CD-RS-20

Conditions: 1) Uses: Limited to single family detached dwellings, excluding modular, manufactured, and mobile dwellings.
2) 30-foot landscape easement as shown on drawing.
3) 20-foot common area on the south side of Suttonwood Drive as shown on preliminary drawing.
4) Average lot size will be 20,250 sq. ft. or greater with a range between 18,000 sq. ft. minimum lot size and 32,000 sq. ft. maximum lot size.
6) Minimum 3,000 sq. ft. heated house size per lot.

SITE INFORMATION	
Max. Developable Units & Density	67
Net Density of Developable Land	59
Existing Land Use	Undeveloped (under construction)
Acreage	31.45
Physical Characteristics	<i>Topography:</i> Gently rolling <i>Vegetation:</i> Currently being graded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential (3-5 d.u./acre)
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Dwellings	Co. RS-40
<i>South</i>	Single Family Dwellings	Co. RS-40
<i>East</i>	Single Family Dwellings	Co. RS-20
<i>West</i>	Undeveloped / Adams Farm Medical Center (Item B)	Co. RS-40 / CU-LB

ZONING HISTORY		
Case #	Year	Request Summary
58-01	2002	On January 17, 2002 the Guilford County Board of Commissioners approved a request to rezone 28 acres from RS-40 to CU-RS-20.
45-03	2003	On November 12, 2003 the Guilford County Planning Board approved a request to rezone 4 acres from RS-40 to CU-RS-20.

DIFFERENCES BETWEEN Co. CU-RS-20 (EXISTING) AND City CD-RS-20 (PROPOSED) ZONING DISTRICTS	
Co CU-RS-20: Primarily intended to accommodate low to moderate density single family detached dwellings in developments where public sewer service is required. The overall gross density in RS-20 will typically be 1.9 units per acre or less.	
City CD-RS-20: Primarily intended to accommodate low to moderate density single family detached dwellings in developments where public sewer service is required. The overall gross density in RS-20 will typically be 1.9 units per acre or less. The proposed CD-RS-20 original zoning classification carries forth a similar set of conditions as those that were initially adopted by Guilford County. See conditions for use limitations and other restrictions.	

TRANSPORTATION	
Street Classification	High Point Road – Major Thoroughfare, Suttonwood Drive – Local Street.
Site Access	Existing.
Traffic Counts	High Point Road ADT = 22,500.
Trip Generation	N/A.
Sidewalks	Existing.
Transit	No.
Traffic Impact Study	N/A.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Lower Randleman Lake Watershed WS-IV
Floodplains	N/A
Streams	Streams have not been identified at this time. Perennial and intermittent will require a 50' buffer on each side for low-density development (0-12%BUA). If high density development is proposed (12-50%BUA) 100' buffer will be required for perennial streams and 50' buffer for intermittent streams on each side of the stream. No BUA is allowed within the buffers
Other	Max BUA allowed is 50%. All proposed BUA has to be treated by a state approved BMP.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the

development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: Guilford County's Southwest Area Plan (1989) designates this property as Low Density Residential (1-3 d.u./acre) on the Future Land Use Map.

STAFF COMMENTS

Planning: This property is vacant at present and is proposed for a single family subdivision (Sutton Oaks) at low density.

This request results from a Utility Agreement and Annexation Petition. The property abuts the primary city limits on its northwest side. The developer is extending water and sewer lines to the property.

At its December 15, 2004 meeting, the Greensboro Planning Board voted 7 to 0 to recommend approval of the annexation.

This property is within Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

The provision of City services for this property would be comparable to their provision to the Adams Farm Shopping Center to the northwest.

The original zoning for Area 2004-8 was approved by the City Council and became effective on July 20, 2004. This area, which was annexed effective June 30, 2004, is located along both sides of High Point Road, Suttonwood Drive, and Mackay Road and contains the Adams Farm Shopping Center and several other nonresidential uses. This property abuts CU-HB zoning which was part of Area 2004-8 on its northwest side.

This request carries forth the same zoning classification with the same conditions that currently apply to this property.

GDOT: No additional comments.

Water Resources: Site may potentially have wetlands. If any disturbance to wetlands is proposed and or any stream crossing is proposed permits will have to be obtained from the state and corps of engineers prior to construction. Channels that carry public water will require a Drainage maintenance and utility easement depending on the flow that they carry.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.